

ORDINANCE NO. 20060928-090

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 2300 WEST PARMER LANE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-06-0097, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Block B, Tomanet Estates Section 1-A Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 47, Page 44, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2300 West Parmer Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 700 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district and other applicable requirements of the City Code.

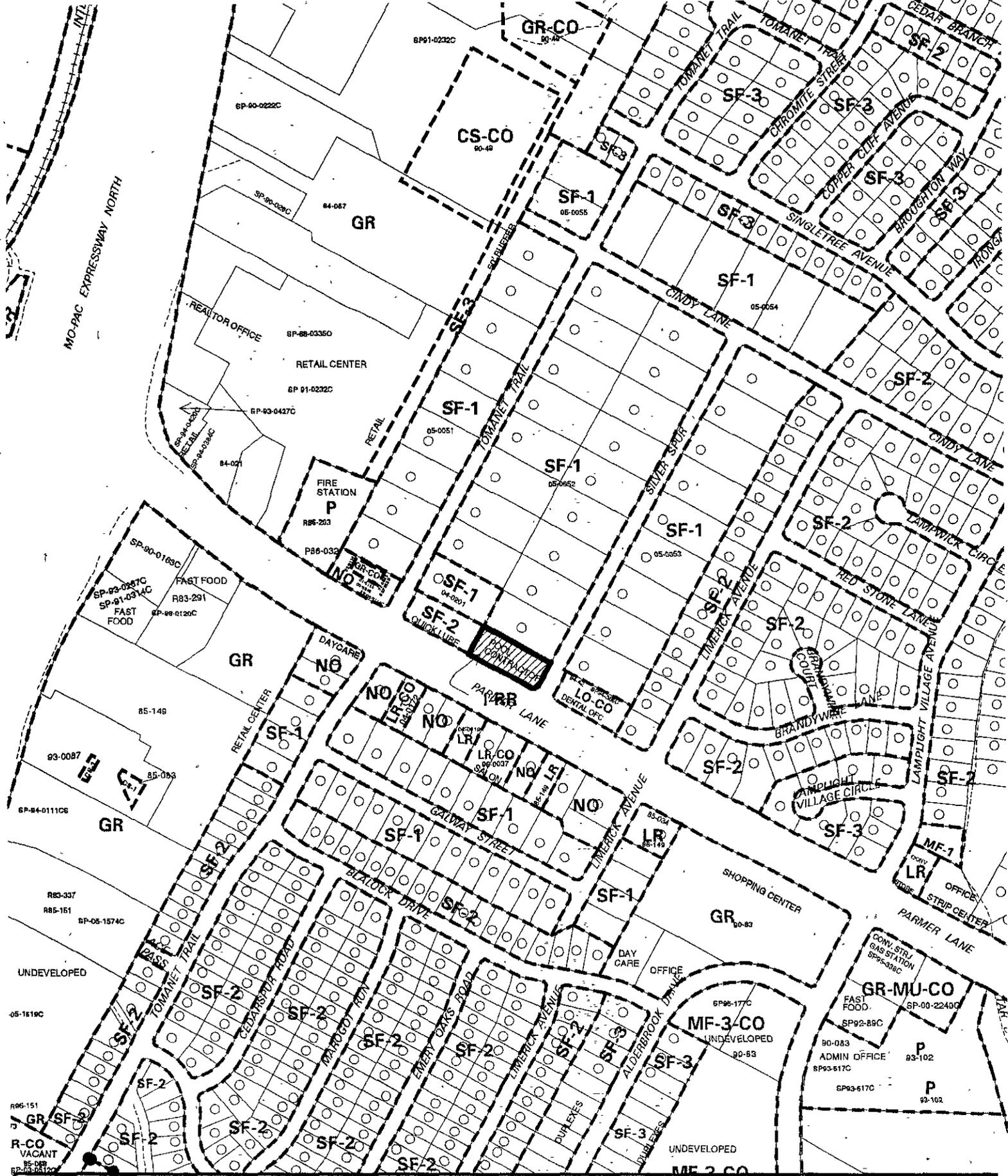
PART 3. This ordinance takes effect on October 9, 2006.

PASSED AND APPROVED

_____ September 28 _____, 2006 §
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 Will Wynn
 Mayor

APPROVED: _____ **ATTEST:** _____
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk



<p>1" = 400'</p>	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: S SIRWAITIS</p>	<p>ZONING EXHIBIT A</p> <p>CASE #: C14-06-0097</p> <p>ADDRESS: 2300 W PARMER LN</p> <p>SUBJECT AREA (acres): 0.558</p>	<p>DATE: 06-05</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>L35</p>
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